

MINUTES

City of Franklin Plan Commission Meeting

February 03, 2005

Approved February 24, 2005
With changes

CALL TO ORDER

- I. Mayor Klimetz called the regular meeting of the Plan Commission of February 3, 2005, to order at 7:01 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Ziegenhagen, Ritter, Bennett, Skowronski & Szychlinski. Alderman Sohns arrived at 7:14 p.m. Also present were Planner Booth & Planning Secretary Wilson.

MINUTES

January 06, 2005, regular meeting

II.

- A. Commissioner Ritter moved and Commissioner Bennett seconded to approve the corrected minutes of the regular meeting of the Plan Commission of January 06, 2005. Upon voice vote, all voted 'aye'. Motion carried.
- B. Alderman Sohns moved and Commissioner Szychlinski seconded to approve the minutes of the regular meeting of the Plan Commission of January 20, 2005, with changes to IV.D. & E. Upon voice vote, all voted 'aye'. Motion carried.

January 20 2005, regular meeting

BUSINESS

III.

Request by O'Malley Development LLC to approve a preliminary plat for a 36-lot residential subdivision, to be known as Stone Hedge Subdivision Addition #1, located at approximately South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District.

- A. Commissioner Szychlinski moved and Commissioner Skowronski seconded to recommend the Common Council approve a Preliminary Plat for O'Malley Development LLC, to be known as Stone Hedge Subdivision Addition #1, located at approximately South Cambridge Drive & Old Loomis Road, NW 1/4 of Sec. 09 (Tax Key Number 754-0030-000), zoned R-3E Suburban/Estate Single-Family Residence District, subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Request by Indian Community School of Milwaukee, Inc., to amend Site Plan Resolution No. 2004-0052 "A Resolution for Site Plan Approval for Indian Community School of Milwaukee, Approximately 10405 W. St. Martins Road," adopted April 2, 2004.

- B. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded to approve an amendment to Site Plan Resolution No. 2004-0052 "A Resolution for Site Plan Approval for Indian Community School of Milwaukee, Approximately 10405 W. St. Martins Road," adopted April 2, 2004, subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Request by Indian Community School of Milwaukee, Inc. to recommend to the Common Council approval of Conservation Easement documents.

- C. Commissioner Skowronski moved and Alderman Sohns seconded to recommend the Common Council approve Conservation Easement documents for Indian Community School of Milwaukee, Inc., subject to meeting all conditions as outlined by the Plan Commission in the attached resolution and contingent on approval of the resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

Request by J&N Food Corporation to approve a site plan for a sit-down restaurant (Golden Corral) at property located at approximately 6805 South 27th Street, SE 1/4 of Sec. 01 (Tax Key Numbers 738-9975-005 & 738-9975-006), zoned B-2 General Business District.

- D.** Alderman Sohns moved and Commissioner Skowronski seconded that applicant is expected to comply with the Unified Development Ordinance. The intent of the Plan Commission is that if the landscape architect hired by the applicant states there is no way feasible to meet the specific requirements of the Unified Development Ordinance in regard to landscaping that the Plan Commission would be amenable to a trade-off for that landscaping requirement to be met in some other part of the City, to be determined by the City, and agreed to as part of the Development Agreement. Upon a roll call vote Alderman Sohns and Commissioners Ritter, Bennett, Skowronski & Szychliński voted "aye." Commissioner Ziegenhagen voted "no." Motion passed.

Commissioner Ritter moved and Commissioner Skowronski seconded to table action on the Site Plan for site plan for a sit-down restaurant (Golden Corral) at property located at approximately 6805 South 27th Street, SE 1/4 of Sec. 01 (Tax Key Numbers 738-9975-005 & 738-9975-006), zoned B-2 General Business District, to a date applicant is ready to proceed. Upon voice vote, all voted 'aye'. Motion carried.

The Mayor declared a break at 8:23 p.m.

Discussion and comment on a Resolution to adopt an Amendment to the Unified Development Ordinance for the Overlay Districts Map & Regulations for the South 27th Street Corridor.

- E.** Plan Commission reconvened at 8:34 p.m.

After discussion, the Mayor appointed a task force to meet with Staff to finalize issues with the overlay districts for Amendment to the Unified Development Ordinance for the Overlay Districts Map & Regulations for the South 27th Street Corridor. Commissioners Skowronski, Ritter and Szychliński will work with Staff.

Request by Crescent Construction Inc., to discuss and comment on a concept review for the development of a condominium plat, to be known as Lake Pointe Condominiums, at approximately 8900 West Lake Pointe Drive, SW 1/4 of Sec. 16 (Tax Key Number 839-9996-007), zoned R-8 Estate Multiple-Family Residence District, R-6 Suburban Single-Family Residence District and B-4 South 27th Street Business District.

- F.** No action needed; none taken.

Status report for the Comprehensive Master Plan.

- G.** Alderman Sohns presented the status report. No action needed; none taken.

Set next meeting dates: next *scheduled* meeting is February 17, 2005.

- H.** Alderman Sohns moved and Commissioner Szychliński seconded to move the scheduled February 17, 2005, Regular Plan Commission meeting and all Public Hearings scheduled for that meeting, to February 24, 2005, at 7:00 p.m., to be held in the Council Chambers at Franklin City Hall. Upon voice vote, all voted 'aye'. Motion carried.

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ADJOURNMENT

- V. Commissioner Ritter moved and Commissioner Szychlinski seconded to adjourn the February 3, 2005, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 9:17 p.m.